

AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 16, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: EOT-25834 - APPLICANT: RHAPSODY PARTNERS -
OWNER: VILLAGE CENTENNIAL SPRINGS PARTNERS**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Special Use Permit (SUP-7661) shall expire on 12/21/08 unless another Extension of Time is approved.
2. Conformance to the conditions for Special Use Permit (SUP-7661), and all other site related actions.
3. The Supper Club Use is restricted to 7555 Norman Rockwell Lane.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for an Extension of Time of an approved Special Use Permit (SUP-7661) for a Supper Club to be located at 7555 Norman Rockwell Lane. A Waiver of the 400 foot distance separation requirement from an existing Church/House of Worship has been approved with this Special Use Permit request.

This is the first Extension of Time request for the proposed Supper Club. Two separate Extensions of Time (EOT-25833 and EOT-25836) for the accompanying Special Use Permits (SUP-7660 and SUP-7662) have been filed concurrently with this application. Although all three of these applications were heard and approved together, each application is independent of each other.

Approval of this requested Extension of Time is recommended with a one-year time limit.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
5/18/05	The City Council approved a Site Development Plan Review (SDR-5948) for a proposed mixed-use development; a Waiver (WVR-6153) of Title 18.12.100 to allow 24-foot private street width at intersections where 37 feet is the minimum width required and a Variance (VAR-5949) to allow 824 parking spaces where 1,065 is the minimum required on the subject property. The Planning Commission recommended approval on 4/14/05.
12/14/05	A Final Map (FMP-6272) for the "The Village of Centennial Springs - Unit 1" was recorded for a 30-lot Subdivision on property located adjacent to the southwest corner of Farm Road and Tule Springs Road.
12/21/05	The City Council approved requests for three Special Use Permits (SUP-7660, SUP-7661, and SUP-7662) for three separate Supper Clubs with a Waiver of the 400-foot distance separation requirement from an existing Church/House of Worship and a related Variance (VAR-7655) to allow 478 parking spaces where 844 spaces is the minimum required for a proposed commercial development adjacent to the southwest corner of Tule Springs Road and Farm Road. The Planning Commission recommended denial on 10/20/05.
12/29/05	A Final Map (FMP-6365) for the "The Village of Centennial Springs - Unit 2 (A Mixed-Use Subdivision)" was recorded for 59 Single Family Dwellings on property located adjacent to the southwest corner of Farm Road and Tule Springs Road.

5/19/06	A Final Map (FMP-9360) for the “The Village of Centennial Springs – Brownstones” was approved and released for recordation for a 21-lot Residential Townhome subdivision on 1.49 acres south of Farm Road, west of Tule Springs Road. This map has not recorded.
6/07/06	The City Council approved a request for a Major Amendment (SDR-12618) to an approved Site Development Plan Review (SDR-5948) to replace all residential lofts and their associated parking with seven office lofts; to increase the commercial square footage to 128,413; and a Waiver of the Town Center Development Standards Parking Lot Landscaping Requirement on 14 acres adjacent to the southwest corner of Farm Road and Tule Springs Road. The Planning Commission recommended approval on 5/11/06.
<i>Related Building Permits/Business Licenses</i>	
10/29/07	Plan Check #C-0075-05 issued for a 9,608 square-foot commercial building (Building #4) at 7555 Norman Rockwell Lane.
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Mixed-Use Development	SX-TC (Suburban Mixed-Use Town Center)	T-C (Town Center)
North	Mixed-Use Development	SX-TC (Suburban Mixed-Use Town Center)	T-C (Town Center)
South	Mixed-Use Development	SX-TC (Suburban Mixed-Use Town Center)	T-C (Town Center)
East	Mixed-Use Development	SX-TC (Suburban Mixed-Use Town Center)	T-C (Town Center)
West	Mixed-Use Development	SX-TC (Suburban Mixed-Use Town Center)	T-C (Town Center)

ANALYSIS

This approved Special Use Permit (SUP-7661) is to allow a Supper Club within an approved Mixed-Use Development (SDR-12618). The original approval, along with two concurrent Special Use Permits (SUP-7660 and SUP-7662), covered a general area with each use specifically called out to a specific building on the provided site plans. This location for this Special Use Permit (SUP-7661) was specified as Building #4. This building has now been specifically addressed as 7555 Norman Rockwell Lane. The applicant has made significant progress in the related mixed-use development and is particularly approaching completion of final construction for the specified area of entitlement.

FINDINGS

Staff finds that this project is nearing completion and recommends approval of a one-year Extension of Time (EOT-25834) for the approved Special Use Permit for a Supper Club to be located at 7555 Norman Rockwell Lane.

<u>NEIGHBORHOOD ASSOCIATIONS NOTIFIED</u>	N/A
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<u>ASSEMBLY DISTRICT</u>	N/A
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<u>SENATE DISTRICT</u>	N/A
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<u>NOTICES MAILED</u>	N/A
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<u>APPROVALS</u>	0
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<u>PROTESTS</u>	0
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